

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FOR OFFICIAL USE ONLY:**Agenda Date: 8-15-14Tentative No.: T-22456-12-EXT-NOReceived Date: 8-4-14**FEES:**

Number of Sites : (116)

D.R.E.R. _____ \$1,872.00

Plus \$10.90 per site in excess of 6 sites _____ \$1,199.00

D.R.E.R. environmental _____ \$210.00

PRINT \$3,281.00

Concurrency Review Fee (*6.00% of Sub-Total) --

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$196.86 *Not applicable within Municipalities

\$3,477.86 <---AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 20 Twp.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: CRESTVIEW WEST2. Owner's Name: LENNAR HOMES, LLC C/o Pedro Portela Phone: (305) 559-4000Address: 730 N.W. 107 Avenue 3rd Floor City: Miami State: FL Zip Code: 33172Owner's Email Address: pedroportela@lennar.com3. Surveyor's Name: Sergio Redondo & Associates, Inc. Phone: (305) 378-4443Address: 13800 SW 145 Ct. City: Miami State: FL Zip Code: 33186Surveyor's Email Address: nancy@miamilandsurveyors.com4. Folio No(s): 30-5920-000-0012 / 30-5920-000-0065 / 30-5920-000-0060 / _____5. Legal Description of Parent Tract: a portion of the East 1/2 of Section 20, Township 55 South Range 39 East
See Exhibit "A" attached6. Street boundaries: SW 136 STREET and SW 162 Avenue7. Present Zoning: RU1M(A) Zoning Hearing No.: CZAB11-11-06

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

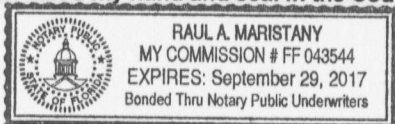
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Greg McPherson, Vice President

BEFORE ME, personally appeared Greg McPherson this 29 day of July, 2014 A.D. and (he/she)
acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known _____ or produce
as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of July, 2014 A.D.

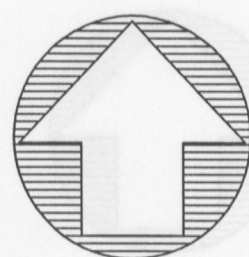
Signature of Notary Public: _____

(Print, Type name here): RAUL A. MARISTANY
SEP. 29, 2017
(Commission Expires)

FF 043544
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

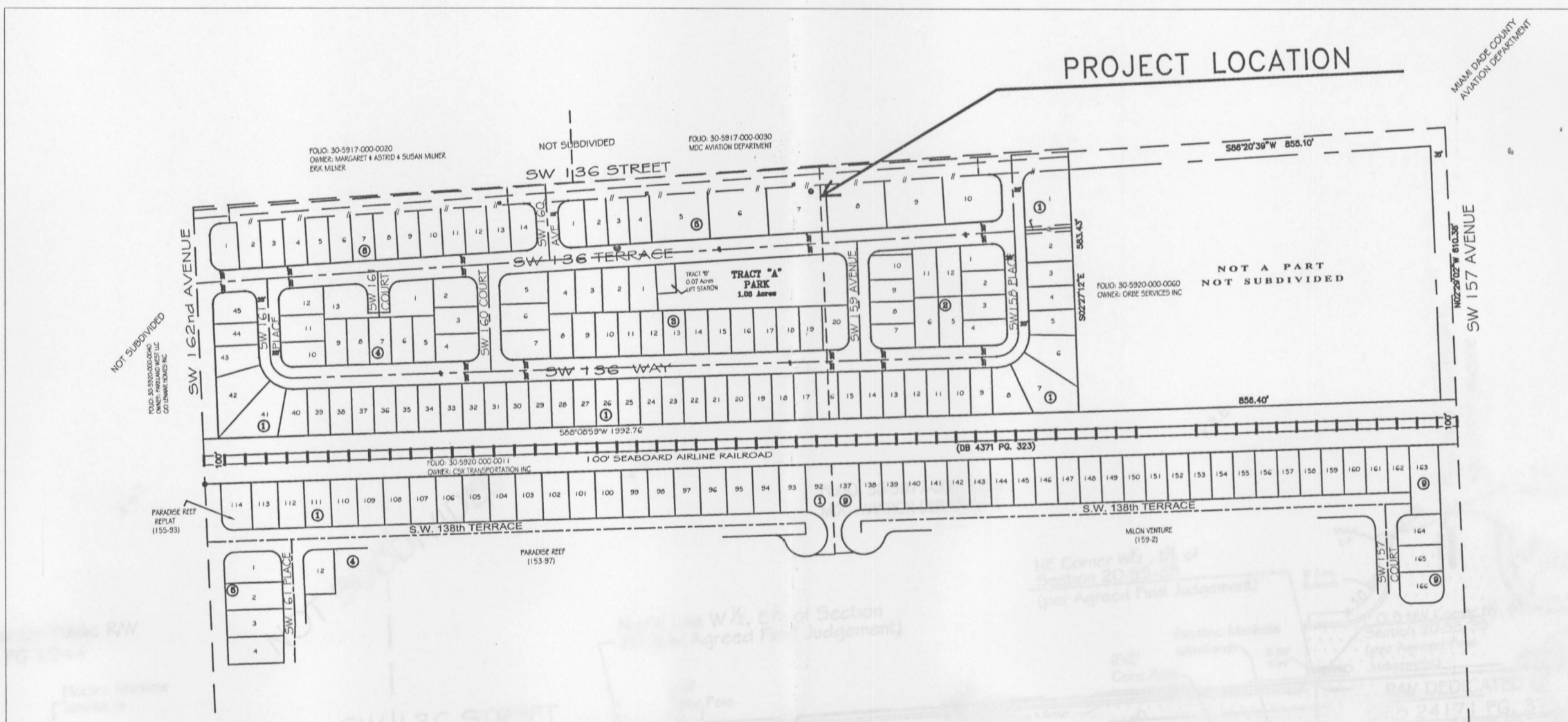


NORTH

TENTATIVE PLAT

Crestview West

SEC 20, TWP 55 S, R 39 E
Miami-Dade County, Florida



LOCATION SKETCH

a portion of 20-55-39

Scale: 1"=300'

LEGAL DESCRIPTION:

Parcel 1

All that portion of the West ½ of the East ½ of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying North of the Seaboard Airline Railroad Company Right-of-Way.

ALSO KNOWN AS:

All that portion of the West ½ of the East ½ of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwebke -Shishkin & Associates, Inc., under File No. SD-136 A.J., and based on that certain Agreed Final Judgment recorded in Official Records Book 15074, Page 1044, of the Public Records of Miami-Dade County, Florida, lying North of the Seaboard Airline Railroad Company Right-of-Way, and more particularly described as follows:

Begin at the Northwest corner of the West ½ of the East ½ of said Section 20, according to said Agreed Final Judgment; thence run North 86°20'38" East along the North line of said West ½ of the East ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 1,423.95 feet to the Northeast corner of the West ½ of the East ½ of said Section 20, according to said Agreed Final Judgment; thence run South 02°27'12" East along the East line of said West ½ of the East ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 565.50 feet to a point on the North Right-of-Way line of said Seaboard Airline Railroad; thence run South 88°08'59" West along said North Right-of-Way line for a distance of 1,424.05 feet to a point on the agreed West line of the West ½ of the East ½ of said Section 20; thence North 02°25'20" West along said agreed West line of the West ½ of the East ½ of said Section 20, according to said Agreed Final Judgment for a distance of 520.63 feet to the Point of Beginning.

AND

That portion of the East ½ of the East ½ of Section 20, Township 55 South, Range 39 east, Miami-Dade County, Florida in accordance with that survey prepared by Schwebke -Shishkin & Associates, Inc., under File No. SD-136 A.J., and based on that certain Agreed Final Judgment recorded in Official Records Book 15074, Page 1044, of the Public Records of Miami-Dade County, Florida, lying North of the Seaboard Airline Railroad Company Right-of-Way, and more particularly described as follows:

Begin at the agreed Northwest corner of the East ½ of the East ½ of said Section 20, according to said Agreed Final Judgment; thence run North 86°20'38" East along the North line of said East ½ of the East ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 568.85 feet; thence run South 02°27'12"E, for a distance of 583.43 feet to a point on the North Right-of-Way line of said Seaboard Airline Railroad; thence run South 88°08'59" West along said North Right-of-Way line for a distance of 568.76 feet to a point on the agreed West line of the East ½ of the East ½ of said Section 20; thence North 02°27'12" West along said agreed West line of the East ½ of the East ½ of said Section 20, according to said Agreed Final Judgment, for a distance of 565.50 feet to the Point of Beginning.

DEVELOPMENT INFORMATION

- 1) Water & Sewer Services Miami-Dade Water and Sewer Department
- 2) Zone Classification: RU-1M(a), Modified Single Family Residential (Res# CZAB 11-11-06)
- 3) Proposed Use: 114 Single Family, 1 Tract Park, 1 Landscape Tract and 1 Lift Station
- 4) Number of Parcels: 114 Lots & 3 Tracts
- 5) Telephone & electrical service available in this area.
- 6) Folio # 30-5920-000-0012 and Folio # 30-5920-000-0065

NOTES:

- 1) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- 2) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- 3) NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 4) LEGAL DESCRIPTION FURNISHED BY CLIENT.

CONTACT INFO:

Sergio Redondo
305-378-4443
nancy@miamilandsurveyors.com

PROPERTY OWNER:

Lennar Homes, LLC
pedro.portela@lennar.com

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code; pursuant to Chapter 472.027, Florida Statutes.

Original Field Survey Date: JULY 25, 2014

By:

Sergio Redondo

Sergio Redondo P.S.M.
Professional Surveyor and Mapper No. 3162
State of Florida

SURVEYOR'S NOTES:

- 1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT was not performed to determine recorded instruments, if any affecting this property.
- 4) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (5J-17), is "High Risk Residence". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Area of Property: 25.25 Acres +/-
- 10) Ownership subject to OPINION OF TITLE
- 11) Type of Survey: Boundary and Topographic Survey
- 12) North arrow direction and bearings are based on Center line of SW 136 Street of Miami-Dade County Public Works Department
- 13) Elevations shown are based on: SW 136th Street; NGVD (National Geodetic Vertical Datum) of 1929
- 14) Bench Mark Used: Miami-Dade County BC-53 Elev=12.39'
- 15) Flood Zone(s): AH, Base Flood Elev = 9.0' and Zone X, Base Flood Elev: N/A, FEMA Panel #12086C0439 L, Date: SEPT 11, 2009
- 16) The property encompassed by this tentative is subject to the following recorded encumbrances:
35' R/W Reservation recorded in ORB 15074 Page 1044
40' R/W Reservation recorded in ORB 15074 Page 1044
25' Easement recorded in ORB 14826 Page 2200
Transmission line easement recorded in ORB 784 Page 427
R/W Deed recorded in ORB 24171 Page 3757
- 17) Bearing(s) shown hereon are based on: an assumed meridian where the North line of the "Agreed Final Judgement" for the East 1/2 of said Section 20, bears 86°20'38" East.
- 18) Miami-Dade County Flood Criteria = 8.50' (PB 120 PG 13)



13800 S.W. 145th COURT
MIAMI, FLORIDA 33186
PH. (305) 378-4443
FAX (305) 378-4582
L.B. No. 4474

DESCRIPTION OF REVISION

DATE

REVISION NO.

CRESTVIEW WEST

TENTATIVE PLAT

LENNAR HOMES, LLC

20-55-39 MIAMI-DADE COUNTY

PROJECT NAME

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PROJECT NO.

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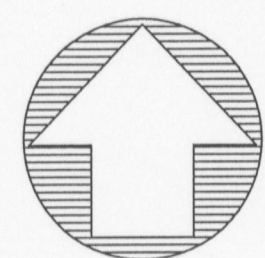
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NORTH

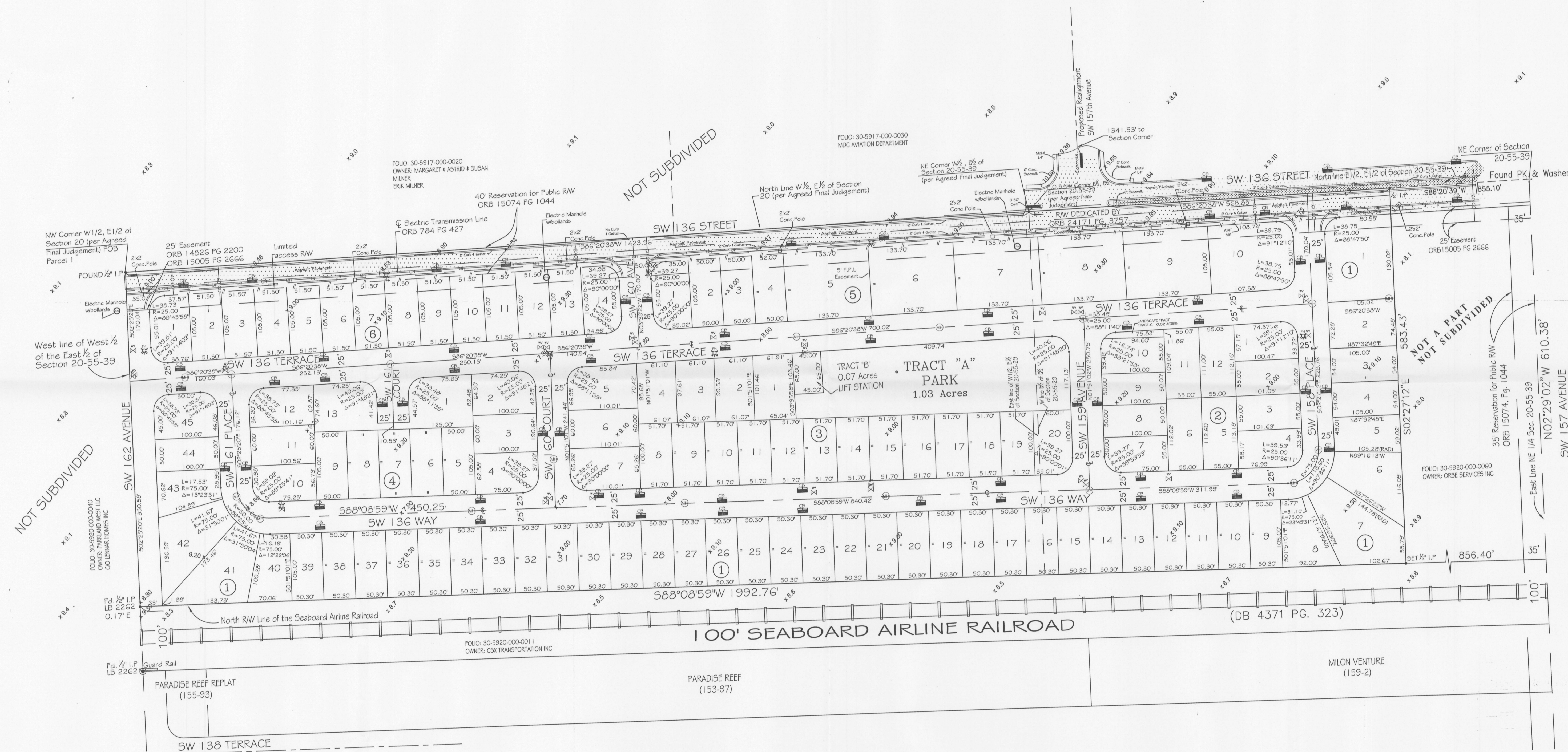
TENTATIVE PLAT

Crestview West

SEC 20, TWP 55 S, R 39 E
Miami-Dade County, Florida



13800 S.W. 145th COURT
MIAMI, FLORIDA 33186
PH: (305) 378-4443
FAX: (305) 378-4582
L.B. No. 4474



LEGEND	
—○— Overhead Wire Line	⊗ Fire Hydrant
—x— Chain Link Fence	P.C.=Point of Curvature
U.E.=Utility Easement	⊙ Light Pole
(M)=Measured (P)=Plat	⊗ Water Meter
	⊗ Catch Basin
	⊗ Manhole
	⊗ Water Valve
	⊗ Set 1/2" Iron PIN
	⊗ Found 1/2" Iron PIN

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CRESTVIEW WEST

TENTATIVE PLAT

LENNAR HOMES, LLC

PROJECT NAME	00-00
SCALE	1"=80'
DRAWN BY	A.L./N.R.
DATE	7/29/14
DATE REVISION	
SHEET	2
TOTAL SHEETS	2

\\SERVER\DRAWING\CURRENT DRAWING\TENTATIVE PLAT\CRESTVIEW WEST LENNAR.dwg